

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2007 Legislative Session

Resolution No. CR-74-2007

Proposed by The Chairman (by request – Planning Board)

Introduced by Council Members Olson, Dean, Harrington, Campos and Knotts

Co-Sponsors _____

Date of Introduction October 23, 2007

RESOLUTION

1 A RESOLUTION concerning

2 The New Carrollton Transit District Overlay Zone

3 For the purpose of reviewing the New Carrollton Transit District Overlay Zone and
4 recommending the re-establishment of the Overlay Zone.

5 WHEREAS, the Transit District Overlay Zone (TDOZ) is a mapped zone which is
6 superimposed over other land use zones in a designated area around a Metro station and which
7 may modify certain requirements for development within those underlying zones; and

8 WHEREAS, the TDOZ process is intended to insure that the development of land in the
9 vicinity of Metro stations maximizes transit ridership, serves the economic and social goals of
10 the area, and takes advantage of the unique development opportunities which mass transit
11 provides; and

12 WHEREAS, the purposes of the TDOZ are to increase the use of transit facilities, maximize
13 the return on investment in a transit system, encourage appropriate development near transit
14 stations with coordinated urban design elements, and increase local tax revenues; and

15 WHEREAS, the Prince George’s County Council acting as the District Council adopted
16 CR-51-1989 for the New Carrollton Transit District Development Plan (TDDP) to promote
17 coordinated and integrated development within the boundaries of the TDOZ; and

18 WHEREAS, the County Council finds that the existing TDOZ has been ineffective in
19 promoting transit-oriented development or capturing the full metropolitan place-making potential
20 that New Carrollton offers with its high levels of intermodal transit service and freeway access;
21 and

22 WHEREAS, the Council determined that the 1989 New Carrollton TDDP/TDOZ should be

1 evaluated for possible amendment during approval of the Planning Department Budget for FY08;
2 and

3 WHEREAS, the *New Carrollton Transit-Oriented Development Strategy Planning Study*,
4 completed in December 2004, contains market and financial feasibility analyses and a transit-
5 oriented development concept intended to stimulate appropriate development of this area; and

6 WHEREAS, the County Council intends to consider amendments to the existing TDOZ and
7 TDDP that are consistent with development concepts in the *New Carrollton Transit-Oriented*
8 *Development Strategy Planning Study*, December 2004, and which may include an expansion of
9 the existing TDOZ boundaries and amendments to the underlying zoning and the TDDP
10 Mandatory Development Requirements; and

11 WHEREAS, the County Council wishes to involve the communities and citizens who live,
12 work or own property in the affected area in the review process.

13 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George’s
14 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
15 Regional District in Prince George’s County, Maryland, that the Planning Board shall prepare an
16 amendment to the TDOZ and TDDP for New Carrollton in accordance with the Zoning
17 Ordinance; and

18 BE IT FURTHER RESOLVED that the Planning Board shall conduct a public outreach
19 program, during preparation of the revised plan, for affected communities and citizens who live,
20 work or own property therein.

Adopted this 30th day of October, 2007.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Camille A. Exum
Chair

ATTEST:

Redis C. Floyd
Clerk of the Council